

## What is the HOME Investment Partnerships (HOME) Program?

The HOME Program's goal is to encourage partnerships among government, nonprofit and for-profit developers to meet the housing needs of very low and low-income individuals and families.

### Who is eligible?

Municipalities, nonprofits and for-profit developers are eligible to apply for HOME funds.

### What is the process?

The application process for each program varies, so to find out more information or to apply for HOME Program funds, contact:

- HOME – Housing Production and CHDO Production (609) 633-6273
- HOME – Community Housing Development Organization (CHDO) Operating Program (609) 292-2213
- HOME – Rental Rehabilitation (609) 292-6140
- HOME Tenant – Based Rental Assistance Programs (609) 292-4080



DCA's Division of Housing and Community Resources is committed to building neighborhoods. Working with nonprofit organizations, private developers and the NJ Housing and Mortgage Finance Agency (HMFA), the Division is responsible for grant and loan programs that promote economic and community development through housing and other support services.



James E. McGreevey  
Governor



Susan Bass Levin  
Commissioner

NJ Department of Community Affairs  
Division of Housing and Community Resources  
HOME Program  
PO Box 806  
Trenton, NJ 08625-0806

(609) 292-6140 or (609) 633-6303

[www.nj.gov/dca/dhcr](http://www.nj.gov/dca/dhcr)

E-mail: [dhcr@dca.state.nj.us](mailto:dhcr@dca.state.nj.us)

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# HOME Investment Partnerships Program

*Partnerships to Build Better Communities Neighborhood by Neighborhood*



James E. McGreevey  
Governor



Susan Bass Levin  
Commissioner

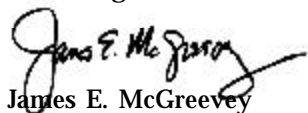
## Greetings from Governor McGreevey & Commissioner Levin

The Department of Community Affairs' (DCA) Division of Housing and Community Resources works with nonprofit organizations, municipalities, private developers and the New Jersey Housing and Mortgage Finance Agency (HMFA) to strengthen and revitalize communities with affordable housing efforts, supportive services and by rebuilding neighborhoods. The HOME Investment Partnerships (HOME) Program is just one way we are able to create quality, affordable housing.

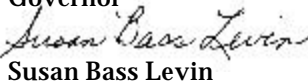
Since January 2002, we have provided over \$3 million to six different projects and municipalities through the HOME Program. These projects encourage partnerships among government, nonprofits and developers to build better New Jersey communities – neighborhood by neighborhood. By making different funds available through the HOME Program, we encourage all of our partners to meet the housing needs of very low- and low-income individuals and families.

We hope you find the HOME Program a good resource to create and improve affordable housing, and that you join us in our effort to make a positive difference in the lives of individuals and families across New Jersey.

With all good wishes,



James E. McGreevey  
Governor



Susan Bass Levin  
Commissioner

## Distributing Funds Through HOME Programs

The following programs make up the overall HOME Program. Each has its own focus and eligibility requirements and serve a specific community need.

### Community Housing Development Organization (CHDO) Set-Aside Program

Nonprofit organizations certified by the state as a CHDO are eligible for grants through the CHDO Program. This program provides funding for operating and production costs associated with low-income housing projects.

- The CHDO Operating Program provides grants to eligible CHDOs to help offset staff costs for housing projects.
- The CHDO Production Program provides funding to eligible CHDOs that produce affordable housing units. Funding is available for acquisition, demolition and removal of buildings; construction of new housing; conversion of non-residential to residential space; and the substantial rehabilitation of vacant buildings.

### Homeless Assistance Programs

Homeless/Tenant-Based Assistance Programs help reduce housing costs of very low-income households.

- The Homeless/Tenant-Based Assistance Program provides direct rent payments to landlords of very low-income households. Graduates of Transitional Housing Programs, families displaced as a result of unsafe and unhealthy conditions, homeless families with children, and large and very large families with children who lack adequate housing are eligible for this program.

### Neighborhood Assistance Programs

The Housing Production Investment and the Rental Rehabilitation Programs fall under the Neighborhood Assistance category of the HOME Program. These programs provide funding in different areas to create and improve low-income housing.

- The Housing Production Investment Program provides funds to developers to create affordable rental and sale units. Developers can use these grants for acquisition, demolition and removal of buildings; new housing construction; conversion of non-residential to residential space; and substantial rehabilitation of vacant buildings.
- The Rental Rehabilitation Program provides loans to rental property owners to rehabilitate housing for low-income households. Rental property owners can use these loans for the rehabilitation of substandard rental housing units.

The Neighborhood Preservation Program and the Lead Interventions for Children-At-Risk Program also are administered and funded through the HOME Program. To find out more information about the Neighborhood Preservation Program call (609) 633-6283 and the Lead Interventions for Children-At-Risk Program call (609) 633-6179.